Davidson County DEEDWARR
Recvd: 07/05/02 08:22 2pgs
Fees:13.00 Taxes:347.80
20020705-0080725

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

CHARLES E. REED NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $94,000.00

Evelynne Edmundson
Affiant

Subscribed and sworn to before me, this 17th day of May, 2002.

Notary Public
My commission expires: 3/19/06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Evelynne Edmundson 1031 Brittany Park Drive Antioch TN 37013	~~American First Mortgage, Inc.~~ OWNER	162-12-0-A-037.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffery W. Rainey and wife, Melinda K. Rainey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Evelynne Edmundson and husband, Sheredrick Edmundson , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee being Lot No. 37 on the plan of Brittany Park, Phase IB, First Revision, of record in Plat Book 9700, page 610, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being t he s ame p roperty c onveyed t o M elinda K . S chutte, unmarried by Deed from Carlton Enterprises, Inc., of record in Book 11097, page 56, Register's Office for said County. Being further conveyed to Melinda Rainey and husband Jeffery Rainey by Quitcliaim Deed from Melinda K. Rainey f/k/a/ Melinda K. Schutte, of record in Instrument Number 200110010105519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This p roperty i s i mproved p roperty k nown as 10 31 Brittany Park Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17th day of May, 2002.

Jeffery W. Rainey

Jeffery W. Rainey

Melinda K. Rainey

Melinda K. Rainey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffery W. Rainey and Melinda K. Rainey, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 17th day of May, 2002.

Notary Public

My Commission expires: 12/7/05

